

# Agenda

- 1 Project Team + Needham Experience
- 2 Project Background and Goals
- 3 What is Possible – BH+A Past Experience
- 4 Resident and Community Engagement
- 5 Project Schedule
- 6 Relocation Considerations

# Project Team and Needham Experience

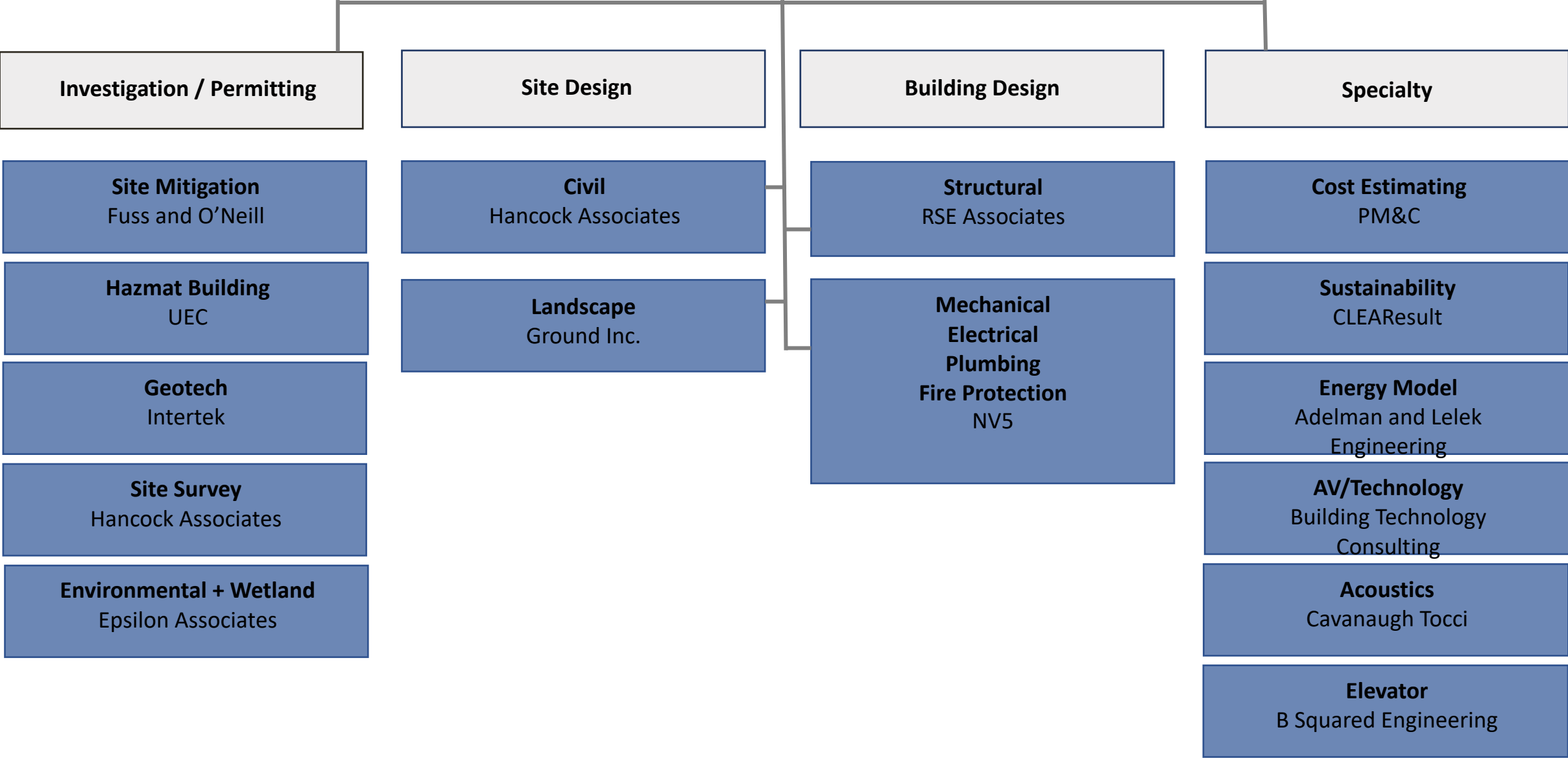
# Project Team



Owner, Property  
Manager and Developer



# Design Team



# Experience in Needham



Rosemary Recreational Complex & Pool (RRC)

Center at the Heights  
(Needham Senior Center)



Emery Grover Renovations for School  
Administration Dept.

Hillside School Swing Space Office  
Renovations

Pollard Modular Modifications

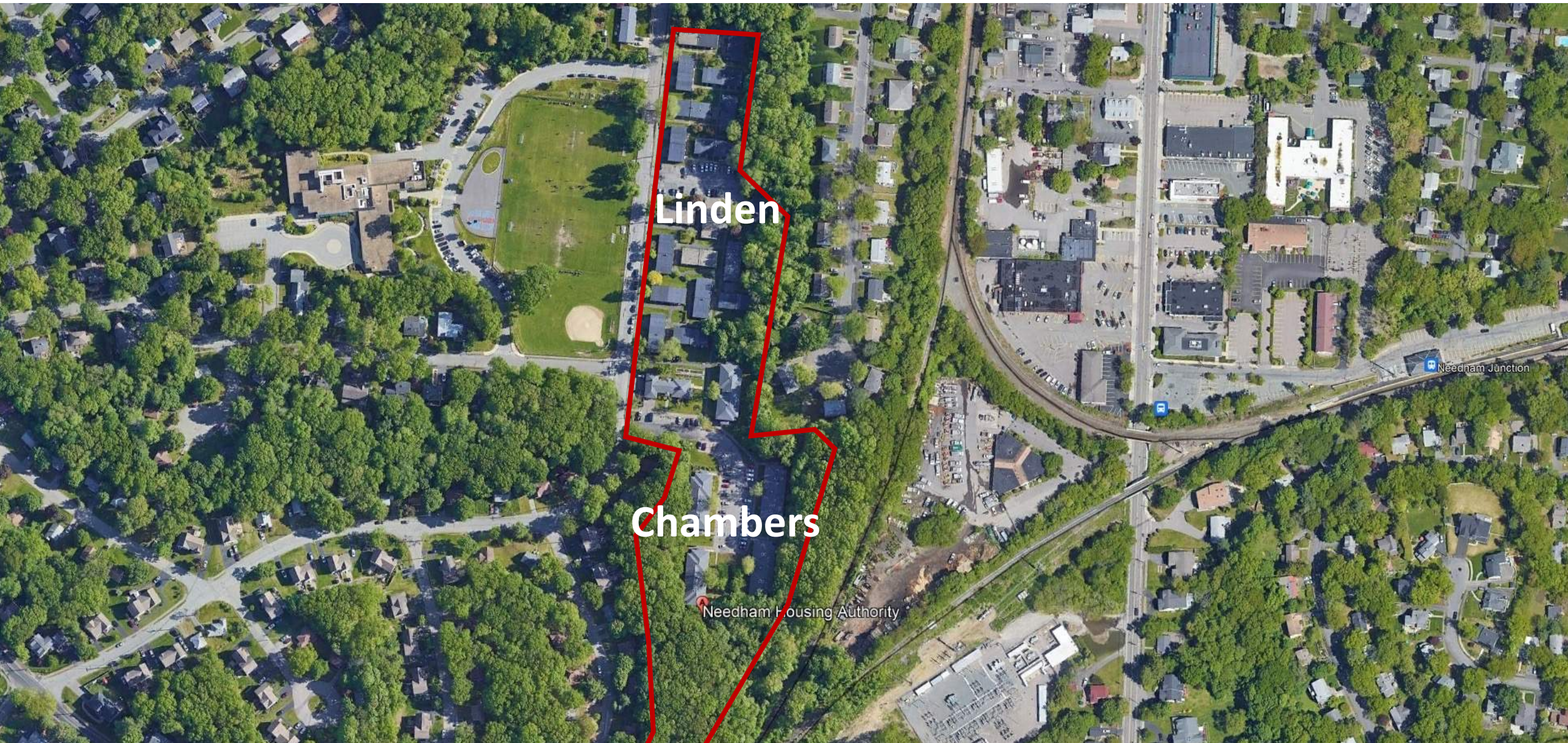
Temple Aliyah



# Project Background and Goals



# Linden/Chambers Community





# Existing Conditions – Linden Street





# Existing Conditions – Chambers Street





# Existing Conditions

- Built between 1959 and 1962 (Linden) and 1972 (Chambers)
- 152 studio units of state public housing for low-income elderly / disabled households
- Poor physical Condition (Site and Buildings)
- Accessibility compliance issues
- Undersized Units
- Lack adequate parking
- Wetland and Environmental Challenges





# Project Goals

- Replace 152 Elderly / Disabled studio apartments with high-quality, accessible housing in new buildings with elevators
- Provide Interior and exterior amenity spaces for residents
- Create additional affordable housing for seniors
- Create sustainable, climate resilient buildings for the next 50 years
- Phase 1 Feasibility Study, Facility Investigation and Assessment
- Phase 2 Design and Construction of new building

# What is Possible BH+A Past Experience



# Affordable Senior Housing Experience

Over 800 Senior Affordable Housing Apartments over past 5 years





# Building Exteriors – Fitting into Neighborhood

Conifer Hill Apartments





# Building Exteriors – Building Characteristics

Scituate Senior center





# Residential Unit Interiors – Living Area and Bedroom

2 Washington Street





# Residential Unit Interiors – Kitchen

Daniel F. Burns Apartments



# Residential Unit Interiors – Kitchen and Bathroom

Frank J. Manning Apartments





# Community Spaces – Common Shared Areas

Frank J. Manning Apartments





# Community Spaces – Public and Multiple Function Spaces

Scituate Senior Center



Frank J. Manning Apartment





# Community Spaces – Fitness, Health and Exercise

Falmouth Senior Center





# Community Spaces – Shared Outdoor and Green Spaces

Scituate Senior Center



Mezzo Apartments





# Resident and Community Engagement

# Residents Involved in the Process

Resident survey, Planning Workshops, Design Presentations & Updates





# Resident Survey – You and Your Environment

- What do you LIKE about living here?
- What would you LIKE TO CHANGE?
- About Your Apartment
- About Common Areas
- About Outdoor Spaces and Activities
- About your Community
- Parking

Linden-Chambers Resident Survey

Last Questions – What else can you tell us?

What do you LIKE MOST about living here ?

What do you LIKE LEAST about living here?

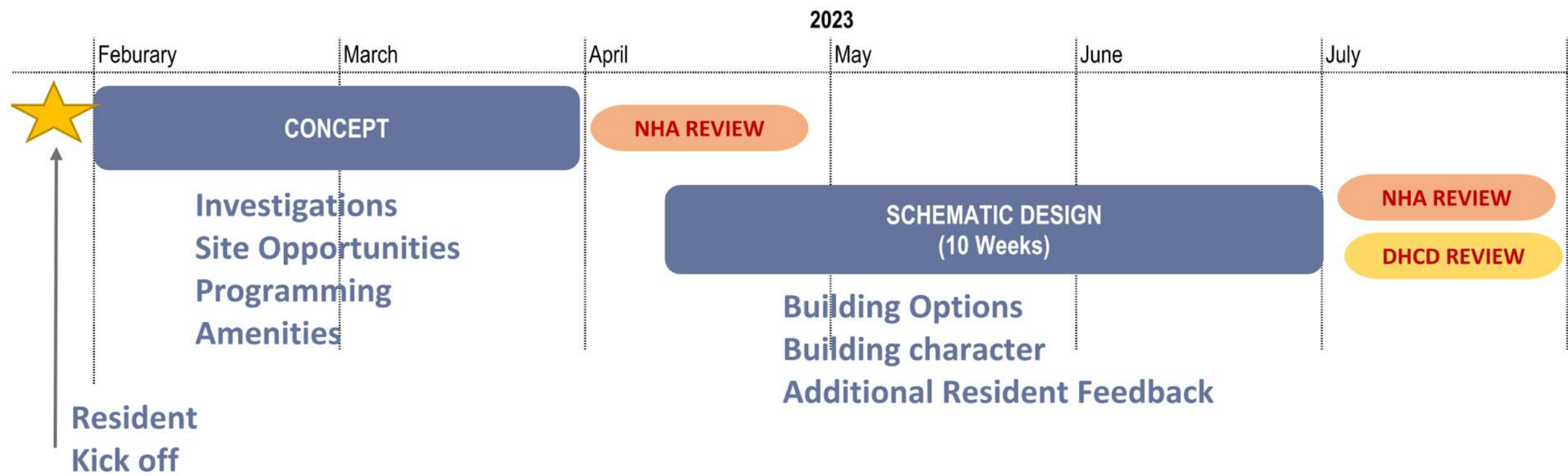
How could things be improved at Linden-Chambers?

Is there anything else you would like to tell us?

# Project Schedule



# Project Schedule – Next 6 Months



# Redevelopment of Linden and Chambers Relocation Considerations

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January 23, 2023 | Resident Presentation



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No resident will lose their housing as part of any redevelopment of Linden and Chambers.

All residents will have an affordable place to live.



# Relocation needs a project

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- Planning for new units at Linden and Chambers is just starting, and will require many approvals by Needham Housing Authority and the Town of Needham before construction can begin. Construction will only start when those approvals are obtained, and the project is funded.
- Once we know construction is likely, a relocation plan will be prepared with resident input. Since design work is just starting we don't know how many residents will be impacted and we don't know if/when construction will start. It could be years away.
- No construction can happen without a relocation plan --- and no residents will lose their affordable housing.





# Relocation basics

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- All existing residents will have an affordable place to live. No residents will see any increase in their rent as a result of their relocation.
- Once we know construction will begin, a relocation plan will be developed with resident input so there will be no surprises. It will cover:
  - How construction might be phased.
  - Which residents are impacted and may need to move.
  - What relocation options are available.
  - What notices you will receive and when.
  - How NHA will help you through the process.



# Relocation basics – continued

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- Any residents who may need to move because of construction will have:
  - A relocation coordinator assigned to help you with the relocation process. They will be with you every step of the way, and to help you through the process.
  - You will receive plenty of notice of any need to relocation. There will be no surprises.
  - NHA will pay for all relocation expenses including: movers, boxes and packing material, packing assistance, utility connection costs.

**Relocation planning will begin once Needham approves the project, and we know there is a path for funding the construction.**







Thank You  
+  
Questions ?